

VILLAGE OF KEY BISCAYNE
88 WEST MCINTYRE STREET
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, MARCH 6, 2008 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: February 28, 2008
3. Review of Zoning Ordinance
 - a. Sec. 30-100 (page 6 of the ordinance that was sent for the last week)
4. Public comment
5. Next Meeting Date:
 - a. Agenda Items Recommended by Committee
6. Adjournment

Minutes: February 28, 2008

1. The meeting was called to order at 8:42 a.m.
2. Attendance was recorded by Staff.
3. The minutes of the February 21 meeting were approved subject to the following: the Chair will contact the University of Miami and staff will contact Dover Cole to determine the cost of modeling the ordinance; Sec 30-32 and Sec 30-42 were reviewed with the changes that were made at the meeting; and, as the Committee heard a presentation regarding the Charter High School it was not necessary to have another one.
4. The Committee discussed the following: Sec 30-100 (Single Family/Duplex) with discussion focused on Floor Area, Floor Area Ratio and FAR bonuses. The ZORC agreed the elevation of the garage will be set at-grade with a maximum height of 9 ft. and that the floor area not above the garage will be set at BFE. There was a consensus regarding the proposed wall height, regulations dealing with the Base Flood Elevation, number of stories, and FAR bonuses. The Committee agreed to hold a separate meeting to address boat dock regulations. There was discussion regarding incorporating "Green" regulations into the Zoning Code with a consensus to discuss this suggestion at a later date. There was a general consensus to complete the review of Article 5 at the next meeting. If this occurs, Staff said the remaining Articles are Landscaping, Parking and Signage. Staff is recommending that changes are not necessary to those sections. If the Committee concurs, then the Village Attorney and Staff will incorporate all of the changes that are recommended and the Committee will reconvene for a final review.
5. The meeting adjourned at 10:02 a.m.
6. Respectfully Submitted
Jud Kurlancheek, AICP, Director

Building, Zoning, and Planning Department